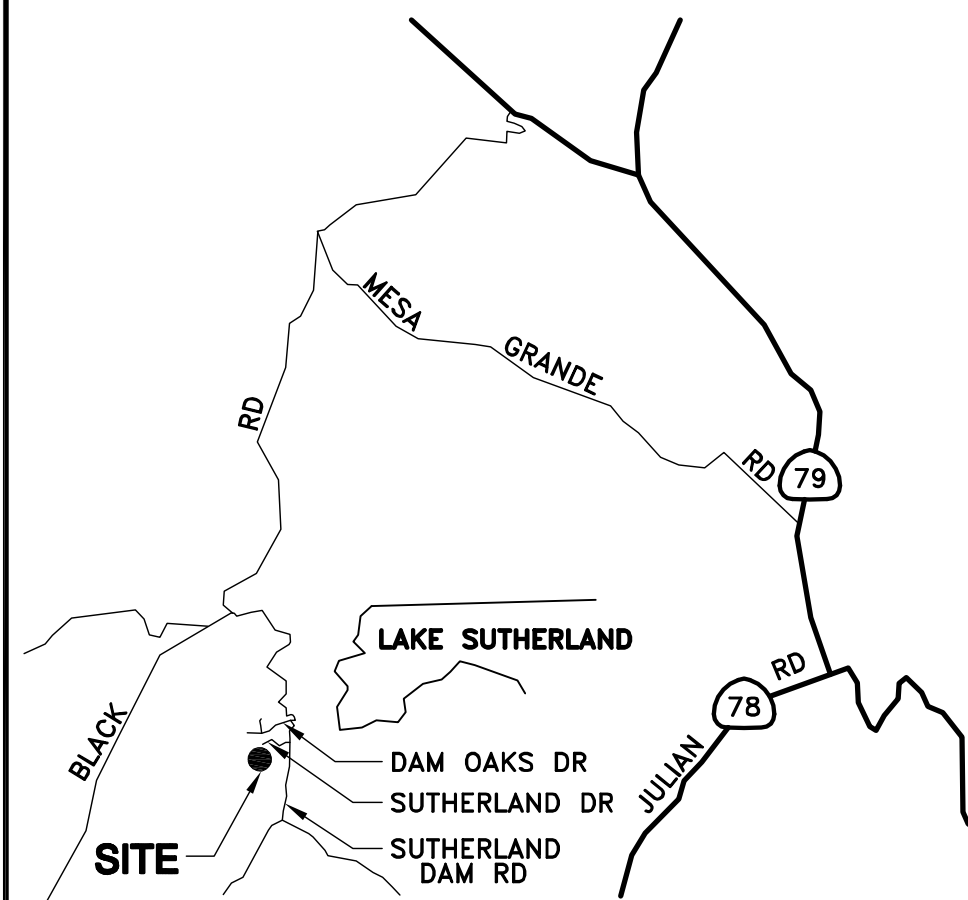




RANCHO SANTA TERESA
RAW LAND - SUTHERLAND DRIVE
RAMONA, CA 92035

VICINITY MAP



THOMAS GUIDE PAGE: 409-H11

DIRECTIONS:

(FROM VERIZON WIRELESS OFFICES IN IRVINE): TAKE I-5 SOUTH TO SR-78 EAST. FOLLOW SR-78 TO END OF FREEWAY AND THEN THROUGH ESCONDIDO FOLLOWING SIGNS FOR RAMONA. CONTINUE ON SR-78 UP THE HILL INTO RAMONA. AT TOP OF THE HILL TURN LEFT AT MAIN INTERSECTION AND CONTINUE ON SR-78. AT SUTHERLAND DAM ROAD TURN LEFT AND CONTINUE UP THE HILL. AFTER CRESTING THE HILL LOOK FOR SUTHERLAND DRIVE ON THE LEFT HAND SIDE. TURN LEFT ON SUTHERLAND DRIVE AND CONTINUE UP THE HILL TO THE END OF THE CUL-DE-SAC. SITE IS THE RAW LAND PARCEL ON THE LEFT.

ADDRESS:

RAW-LAND SUTHERLAND DRIVE
RAMONA, CA 92035

COORDINATES (NAD 27):

LATITUDE: 33° 05' 53.97" NORTH
LONGITUDE: 116° 47' 45.52" WEST

CONSULTANT TEAM

ARCHITECT:

WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4651
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:

BERT HAZE AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVE., SUITE K1
COSTA MESA, CALIFORNIA 92626
(714) 557-1567
(714) 557-1568 (FAX)

LEASING/PLANNING:

PLANCOM, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6065

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING, PLANCOM
PHONE: (760) 533-6065

OWNER:

DANIEL McDONALD & STEPHEN LEONARD
110 YORK MILLS ROAD
TORONTO, CANADA, M2L 1K2
SITE CONTACT: STEVE LEONARD
(416) 733-4511

PROJECT DESCRIPTION:

- INSTALLATION OF **VERIZON WIRELESS** EQUIPMENT CABINETS INSIDE A NEW CONCRETE PREFABRICATED SHELTER
- INSTALLATION OF THREE **VERIZON WIRELESS** ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) MOUNTED TO NEW 40'-0" HIGH MONOBROADLEAF
- INSTALLATION OF (1) **VERIZON WIRELESS** MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED ON NEW 40'-0" HIGH MONOBROADLEAF
- INSTALLATION OF (2) NEW GPS ANTENNAS
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE.
- INSTALLATION OF NEW TELCO SERVICE CONNECTION.
- INSTALLATION OF NEW COAXIAL CABLE ICE BRIDGE BETWEEN THE PROPOSED MONOBROADLEAF AND THE NEW **VERIZON WIRELESS** MODULAR BUILDING

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 12506, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1982 AS INSTRUMENT NO. 82-400617 OF OFFICIAL RECORDS. SEE SHEET C-1 FOR COMPLETE LEGAL DESCRIPTIONS

PROJECT ADDRESS:

RAW-LAND SUTHERLAND DR.
RAMONA, CA 92035

ASSESSORS PARCEL NUMBER:

246-061-23

EXISTING ZONING:

A72

TOTAL SITE AREA:

653,835.6 SQ. FT.
= 15.01 ACRES

PROPOSED PROJECT AREA:

810 SQ. FT.

PROPOSED BUILDING AREA:

184 SQ. FT.

TYPE OF CONSTRUCTION:

TYPE V, NON-RATED
(UNSPRINKLERED)

PROPOSED OCCUPANCY:

B

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN & ENLARGED SITE PLAN
A-1	EQUIPMENT ENCLOSURE PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	EQUIPMENT SHELTER ELEVATIONS
A-5	MONO-BROADLEAF ELEVATION & DETAILS
L-1	CONCEPT LANDSCAPE PLAN
C-1	SITE SURVEY
C-2	SITE SURVEY

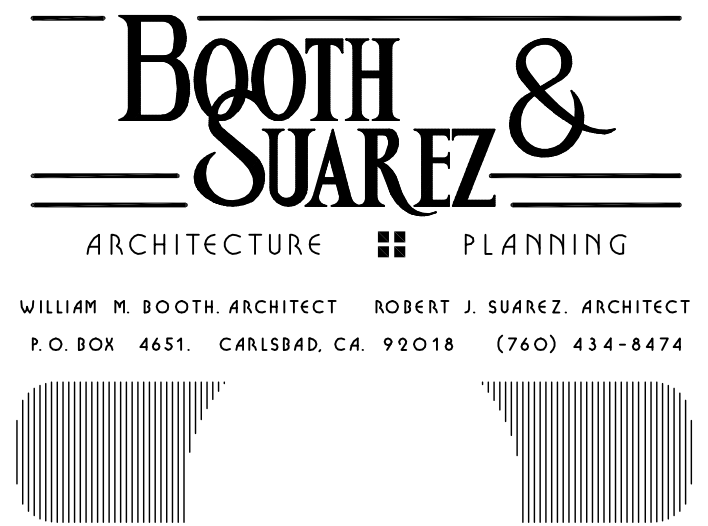
SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION, WHICH ADOPT THE 1997 UBC, 2000 UMC, 2000 UPC, 2002 NEC AND 2004 CEC
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

RANCHO SANTA
TERESA

RAW LAND-SUTHERLAND DR. RAMONA
RAMONA, CA 92035

SAN DIEGO COUNTY

DRAWING DATES

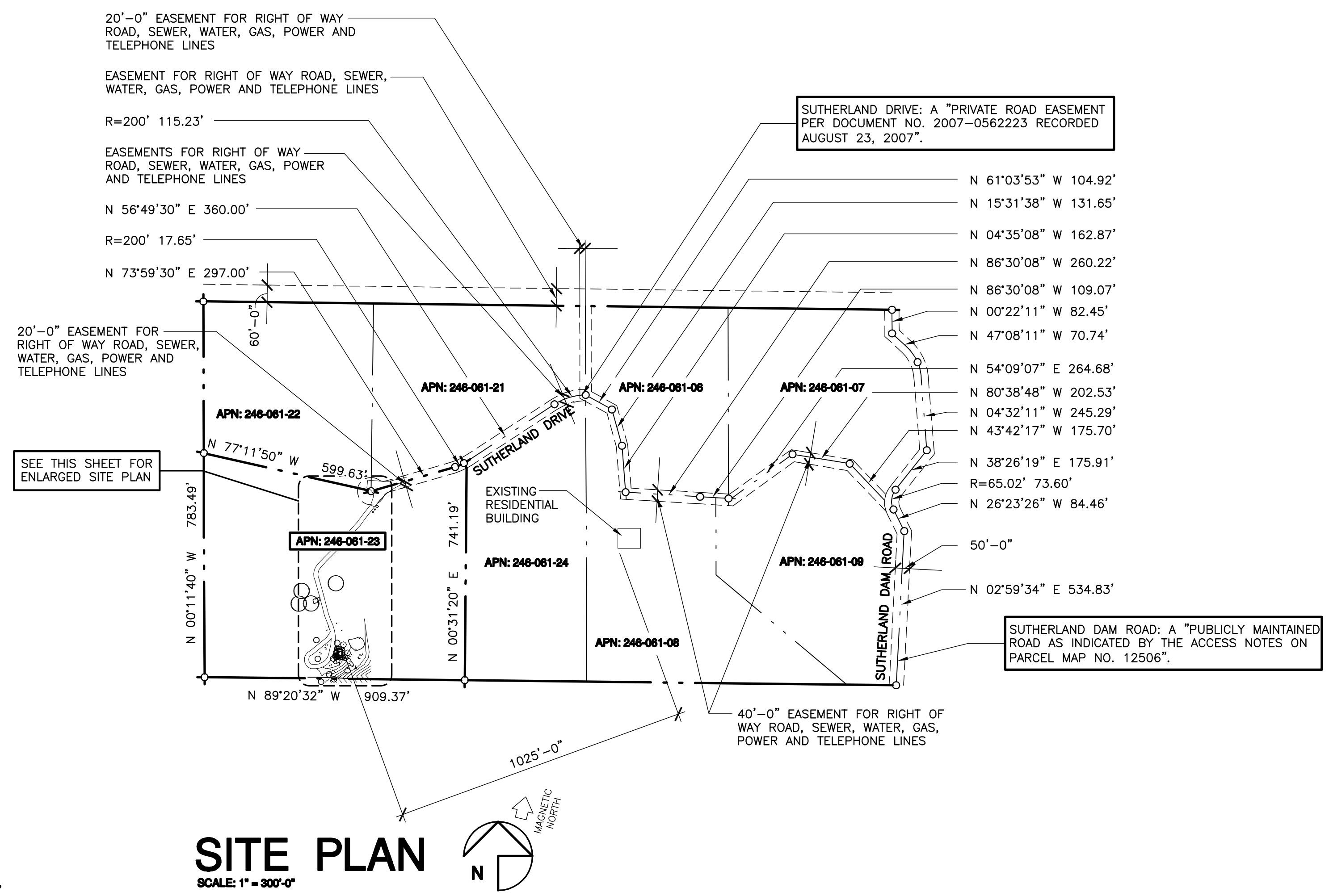
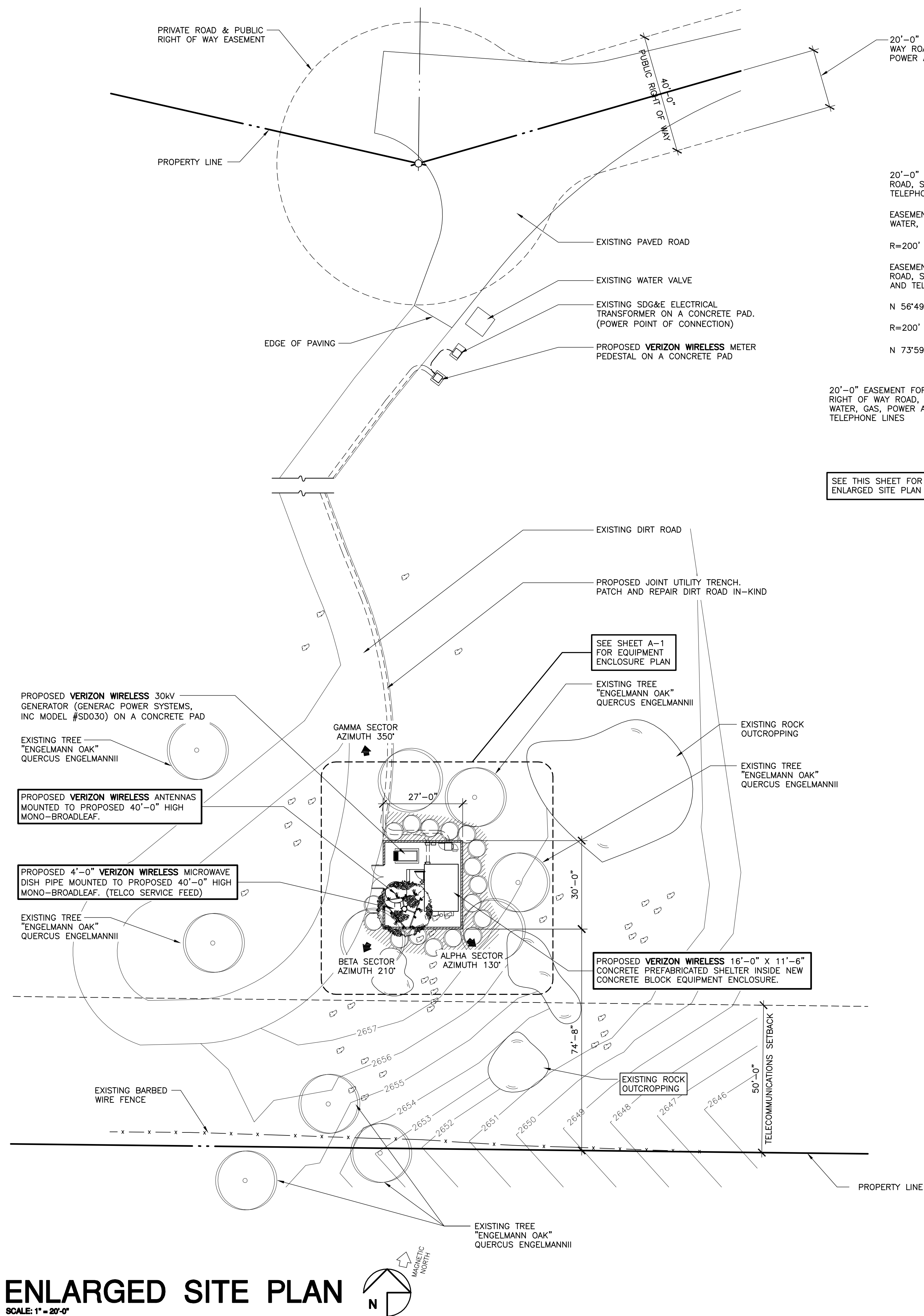
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01/30/08	REVISED ZD (rd)
02/20/08	REVISED ZD (cl)
05/16/08	REVISED ZD (cl)
07/01/08	REVISED ZD (ao)
10/03/08	REVISED ZD (ej)
10/30/08	REVISED ZD (rd)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

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T-1



VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER
FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:

NO PLOTTABLE EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS

BOUNDARY NOTE:

THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

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(949) 222-7000

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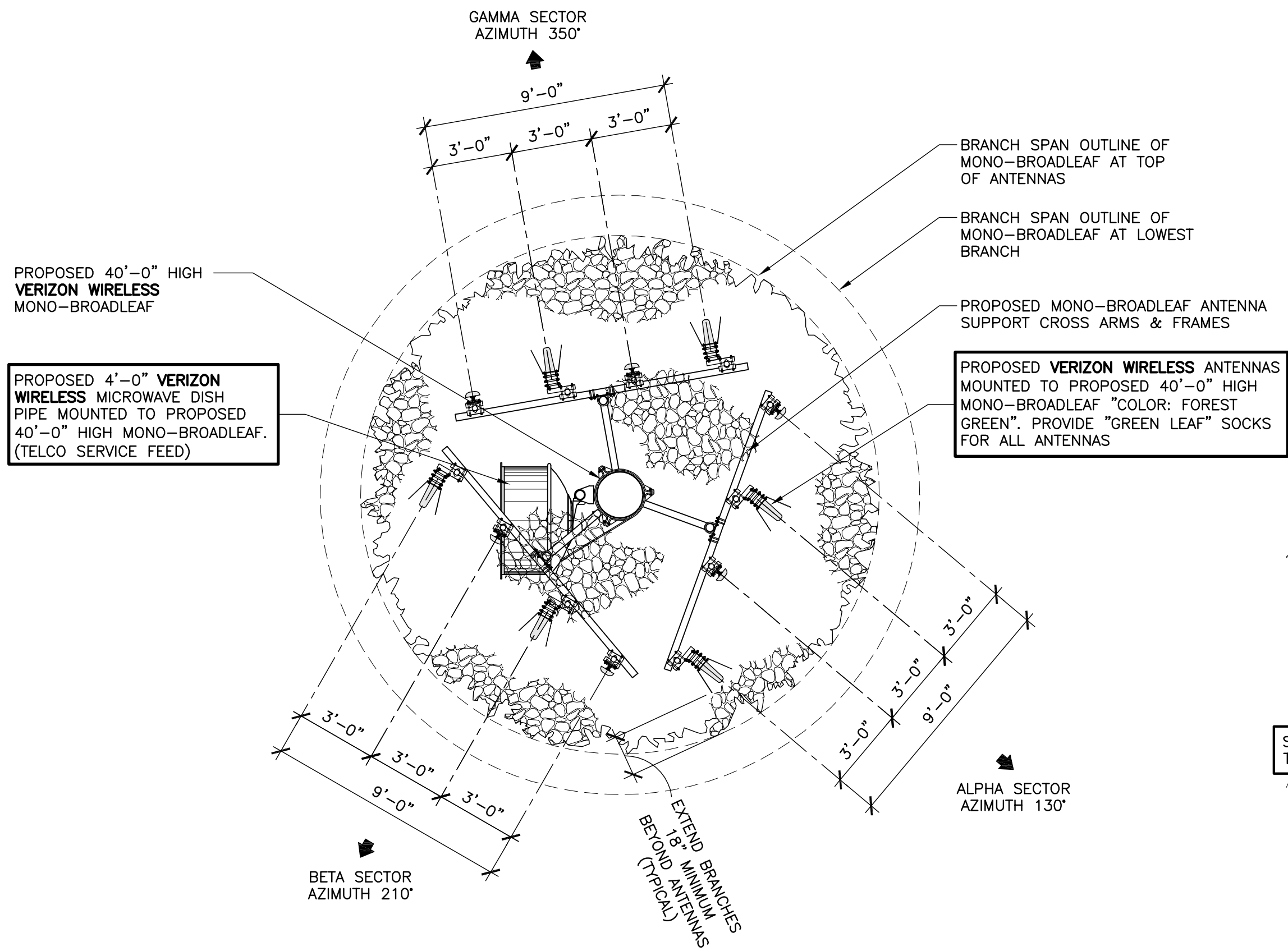
SHEET TITLE

SITE PLAN & ENLARGED SITE PLAN

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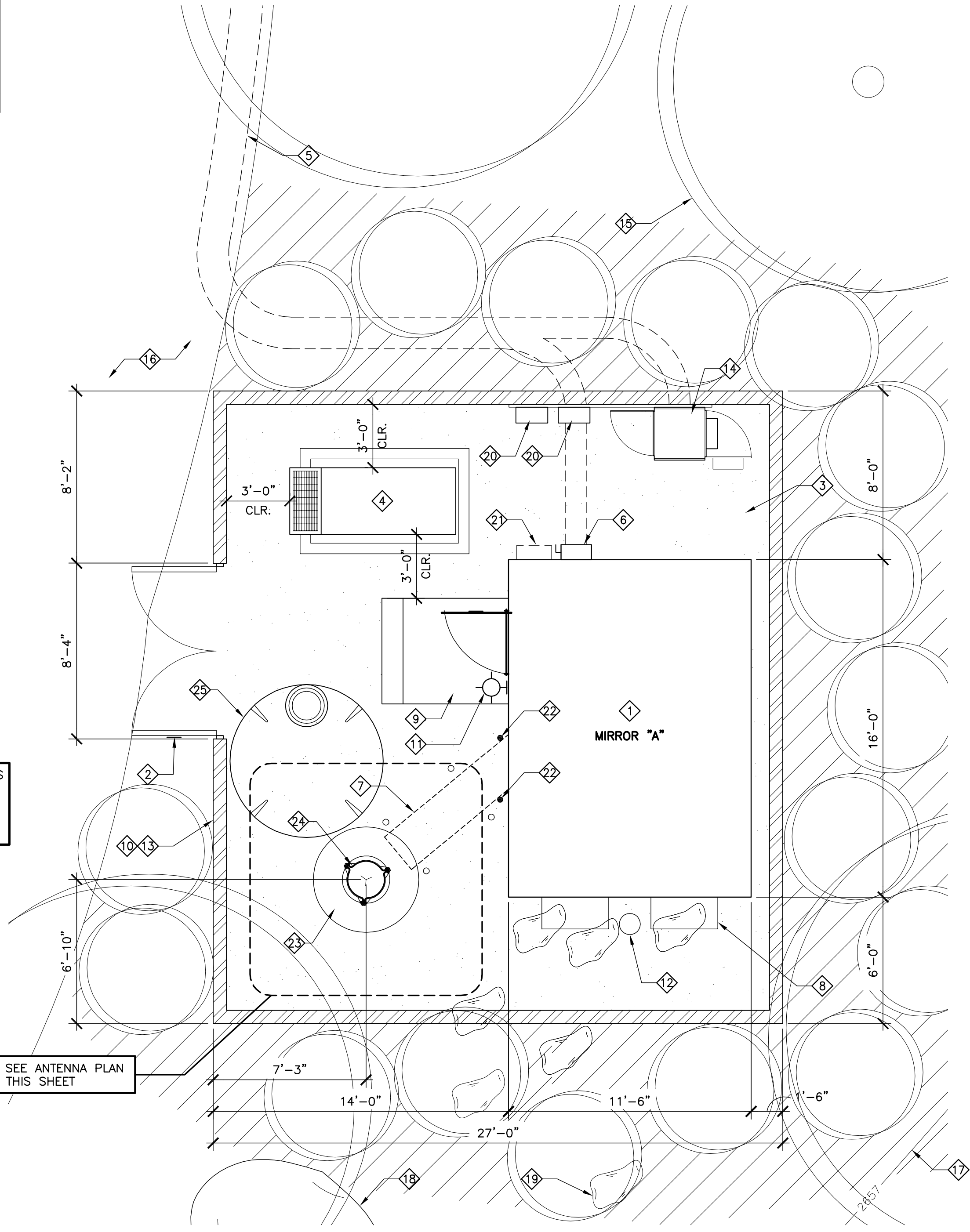
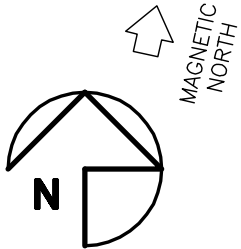
ANTENNA AND COAXIAL CABLE SCHEDULE								
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5') (+ / - 3')
A1	SOUTHEAST	130°	AMPHENOL ANTEL: LPD-6513	0°	-		4	35'-0"
A2			AMPHENOL ANTEL: BSA-185065/BCF					
A3			AMPHENOL ANTEL: LPD-6513					
A4			AMPHENOL ANTEL: BSA-185065/BCF					
B1	SOUTHWEST	210°	AMPHENOL ANTEL: LPD-6513	0°	-		4	35'-0"
B2			AMPHENOL ANTEL: BSA-185065/BCF					
B3			AMPHENOL ANTEL: LPD-6513					
B4			AMPHENOL ANTEL: BSA-185065/BCF					
G1	NORTH	350°	AMPHENOL ANTEL: LPD-6513	0°	-		4	35'-0"
G2			AMPHENOL ANTEL: BSA-185065/BCF					
G3			AMPHENOL ANTEL: LPD-6513					
G4			AMPHENOL ANTEL: BSA-185065/BCF					
MICROWAVE DISH	-	-	UXA6-59	-	-		1	25'-0"
								1 1/4"

NOTE: PROVIDE "GREEN LEAF" SOCKS FOR ALL ANTENNAS



ANTENNA PLAN

SCALE: 1/4" = 1'-0"



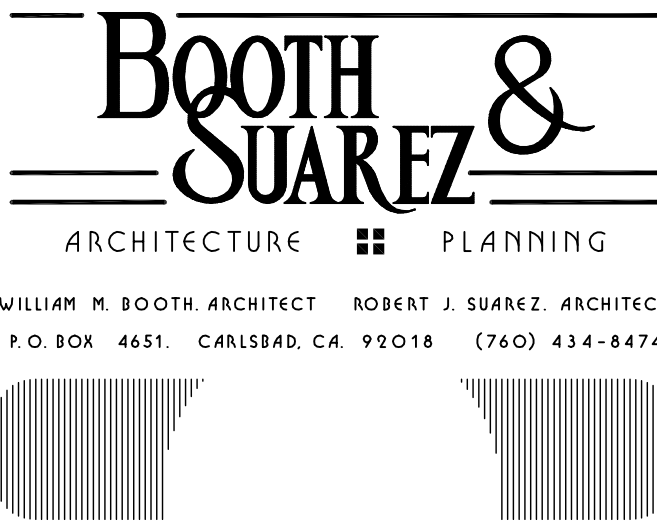
EQUIPMENT ENCLOSURE PLAN

SCALE: 1/8" = 1'-0"

NOTE: PROVIDE "GREEN LEAF" SOCKS FOR ALL ANTENNAS

EQUIPMENT ENCLOSURE & ANTENNA PLAN NOTES:

- PROPOSED **VERIZON WIRELESS** CONCRETE PREFABRICATED SHELTER
- PROPOSED STEEL GATE AND FRAME WITH **VERIZON WIRELESS** SIGNAGE. PAINT TO MATCH CONCRETE BLOCK WALL
- INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- PROPOSED **VERIZON WIRELESS** 30kW ENCLOSED EMERGENCY GENERATOR WITH A 52 GALLON, DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, 94 1/2" LONG x 59 3/4" HIGH x 38" WIDE. (GENERAC POWER SYSTEMS, INC MODEL # SD030).
- PROPOSED JOINT UTILITY TRENCH. PATCH AND REPAIR DIRT ROAD IN-KIND
- PROPOSED FUSE DISCONNECT SWITCH
- PROPOSED **VERIZON WIRELESS** OVERHEAD COAXIAL CABLE ICE BRIDGE (SHOWIN DASHED)
- PROPOSED AC UNIT (TYPICAL OF 2) (MARVAIR # AVP60ACA00C)
- PROPOSED CONCRETE LANDING AND STEPS
- PROPOSED VERIZON LEASE LINE IS SAME AS PROPOSED CONCRETE BLOCK WALL
- PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE PROVIDED WITH EQUIPMENT SHELTER
- PROPOSED DRYWELL
- PROPOSED 8'-0" HIGH CONCRETE BLOCK ENCLOSURE (NOISE CONTROL ELEMENT)
- PROPOSED **VERIZON WIRELESS** PURCELL CABINET UNISTRUT MOUNTED TO BLOCK WALL
- EXISTING TREES TO REMAIN
- EXISTING DIRT ROAD
- EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS
- EXISTING BOULDER
- EXISTING ROCKS
- PROPOSED TELCO CABINET GR-487 CORE UNISTRUT MOUNTED TO BLOCK WALL (TYPICAL OF 2)
- GENERATOR LUG BOX PROVIDED WITH EQUIPMENT SHELTER (DO NOT INSTALL)
- PROPOSED E911/GPS ANTENNAS MOUNTED TO COAX CABLE ICE BRIDGE (TYPICAL OF 2)
- PROPOSED MONO-BROADLEAF CONCRETE FOOTING
- PROPOSED 40'-0" HIGH **VERIZON WIRELESS** MONO-BROADLEAF "COLOR: FOREST GREEN"
- PROPOSED 1100 GALLON "NORWESCO" VERTICAL WATER STORAGE TANK (GREEN)



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(949) 222-7000

APPROVALS

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PROJECT NAME

RANCHO SANTA TERESA

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RAMONA, CA 92035

SAN DIEGO COUNTY

DRAWING DATES

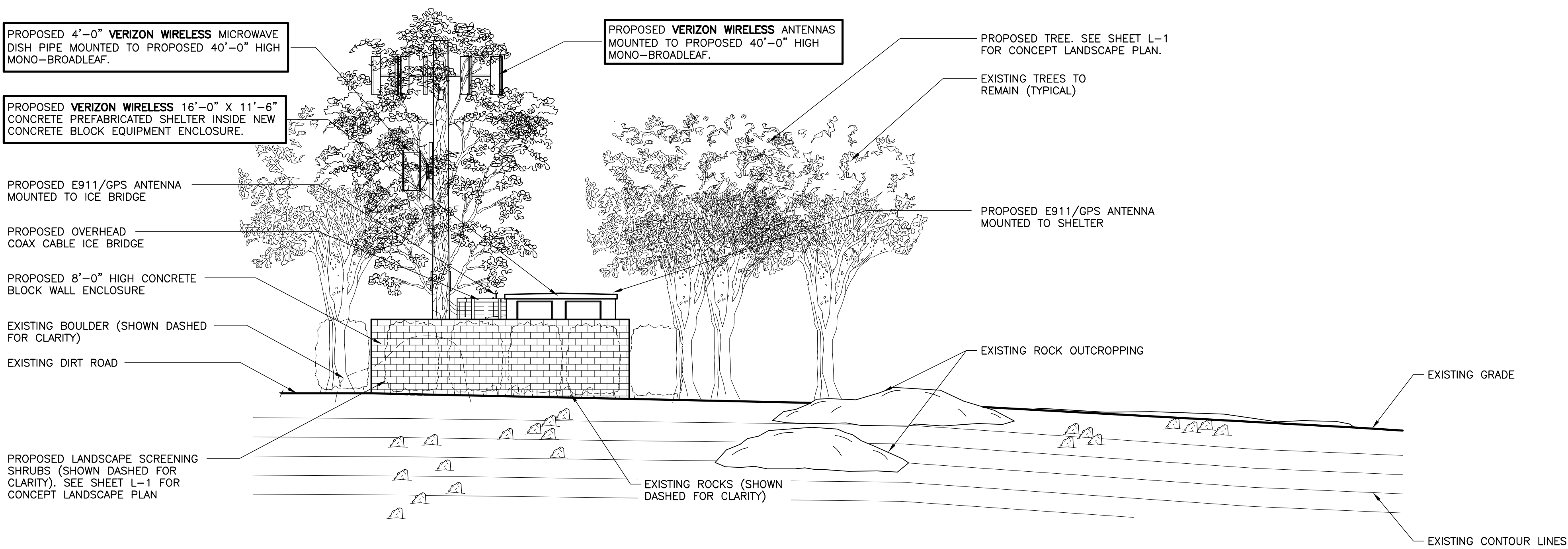
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SHEET TITLE

**EQUIPMENT ENCLOSURE
&
ANTENNA PLANS**

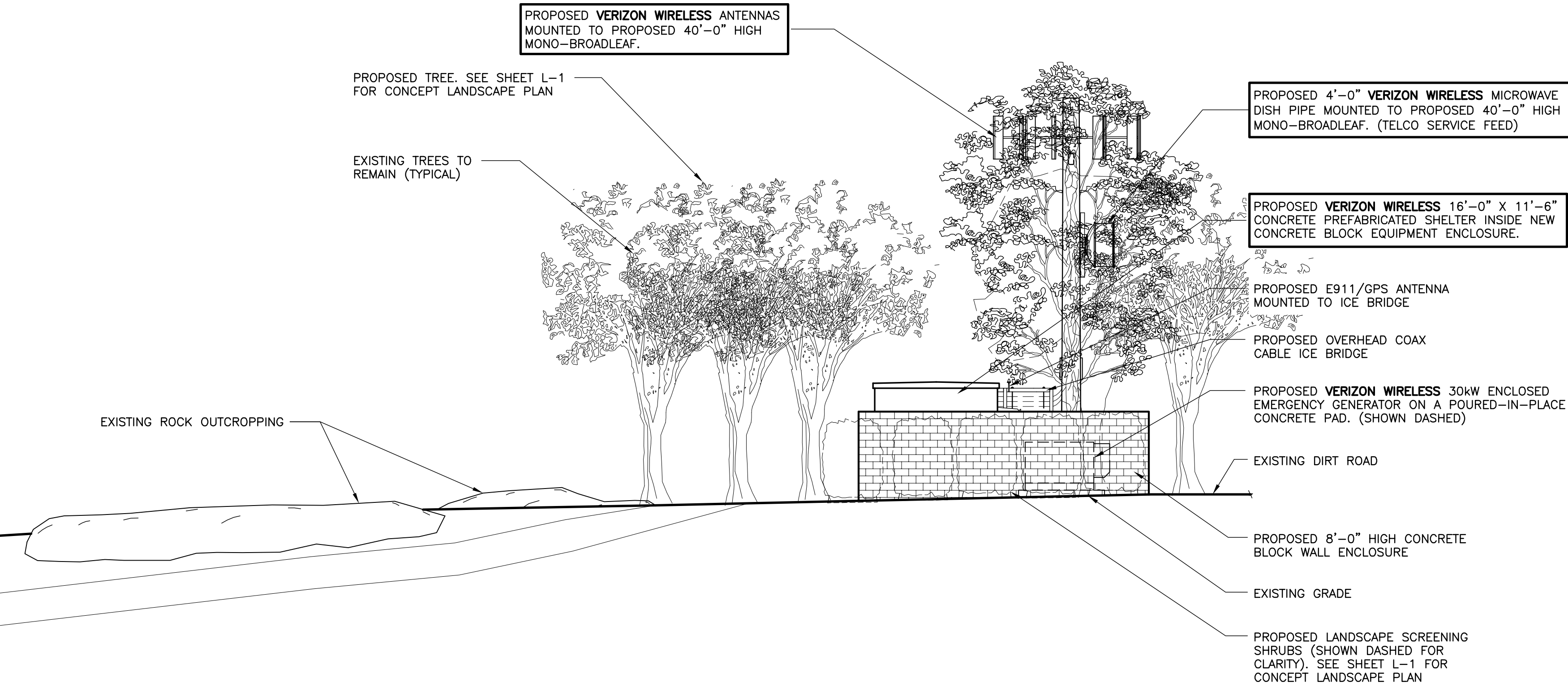
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A-1



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

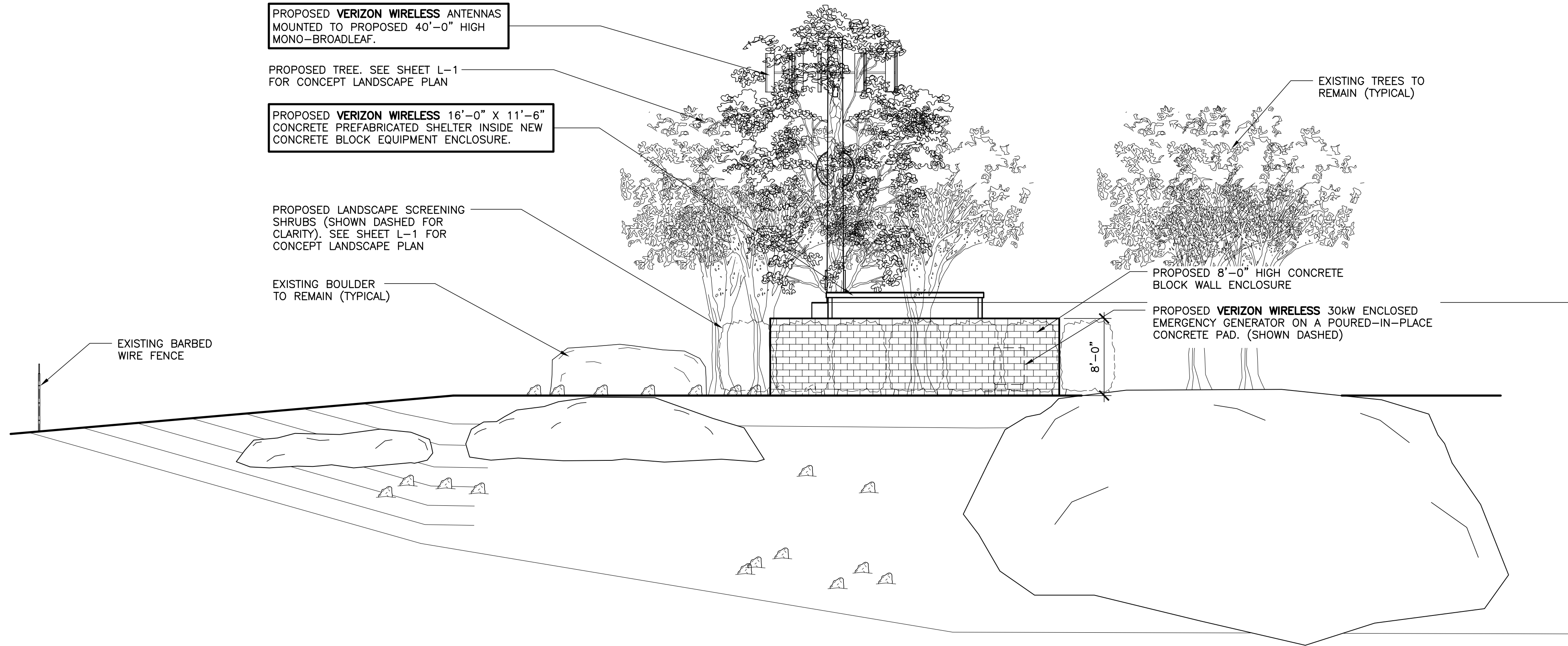
SCALE: 1/8" = 1'-0"

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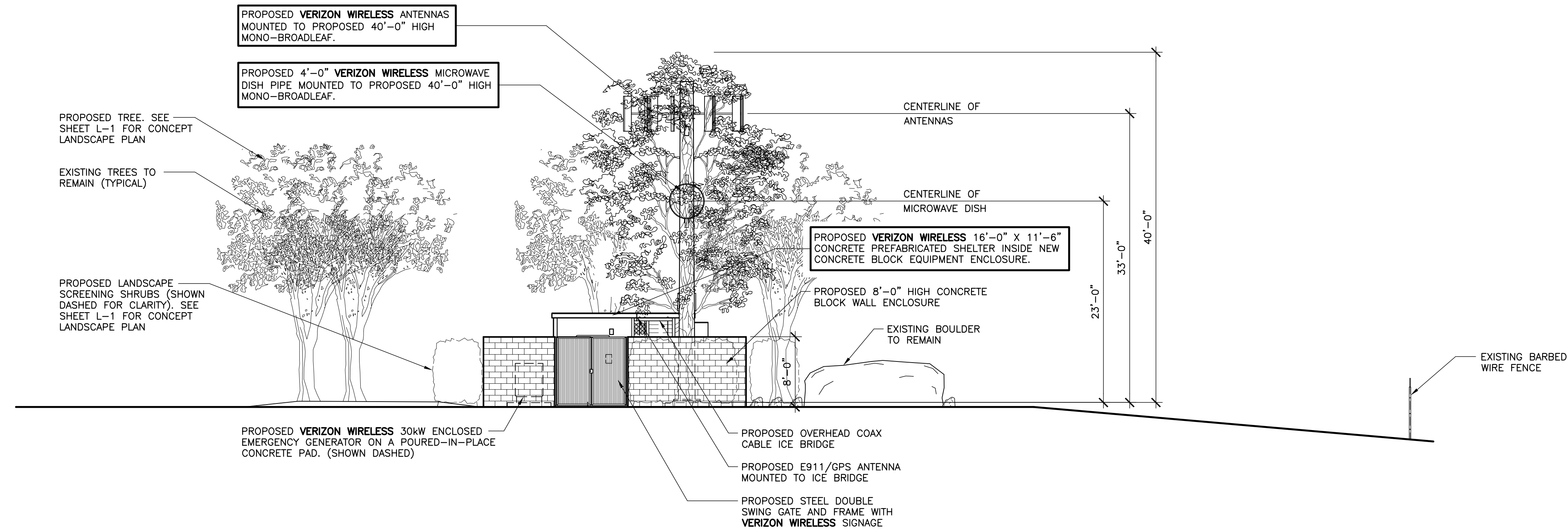
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RAW LAND-SUTHERLAND DR. RAMONA
RAMONA, CA 92035
SAN DIEGO COUNTY

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10/30/08	REVISED ZD (rd)

SHEET TITLE
EXTERIOR ELEVATIONS



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

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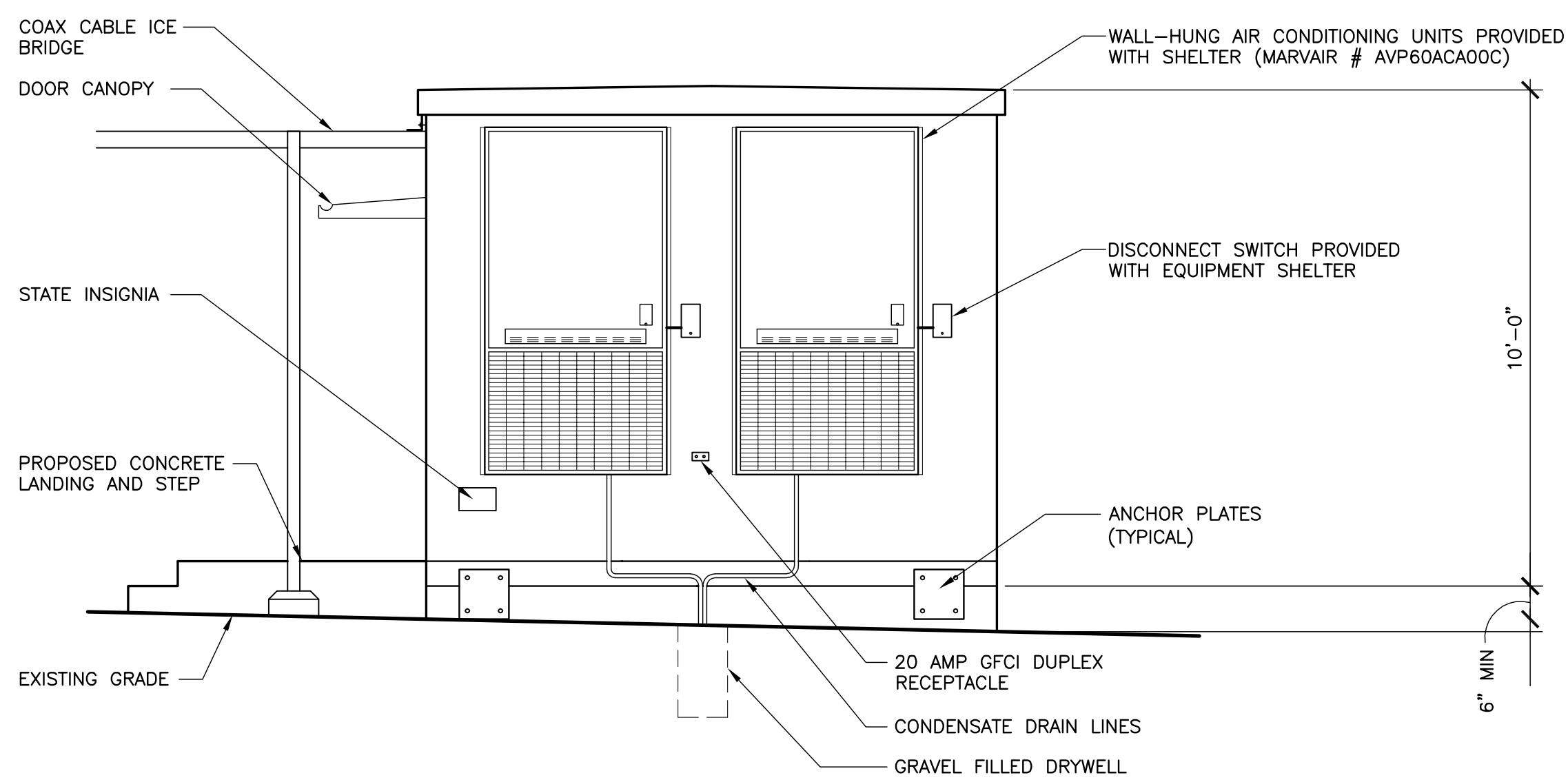
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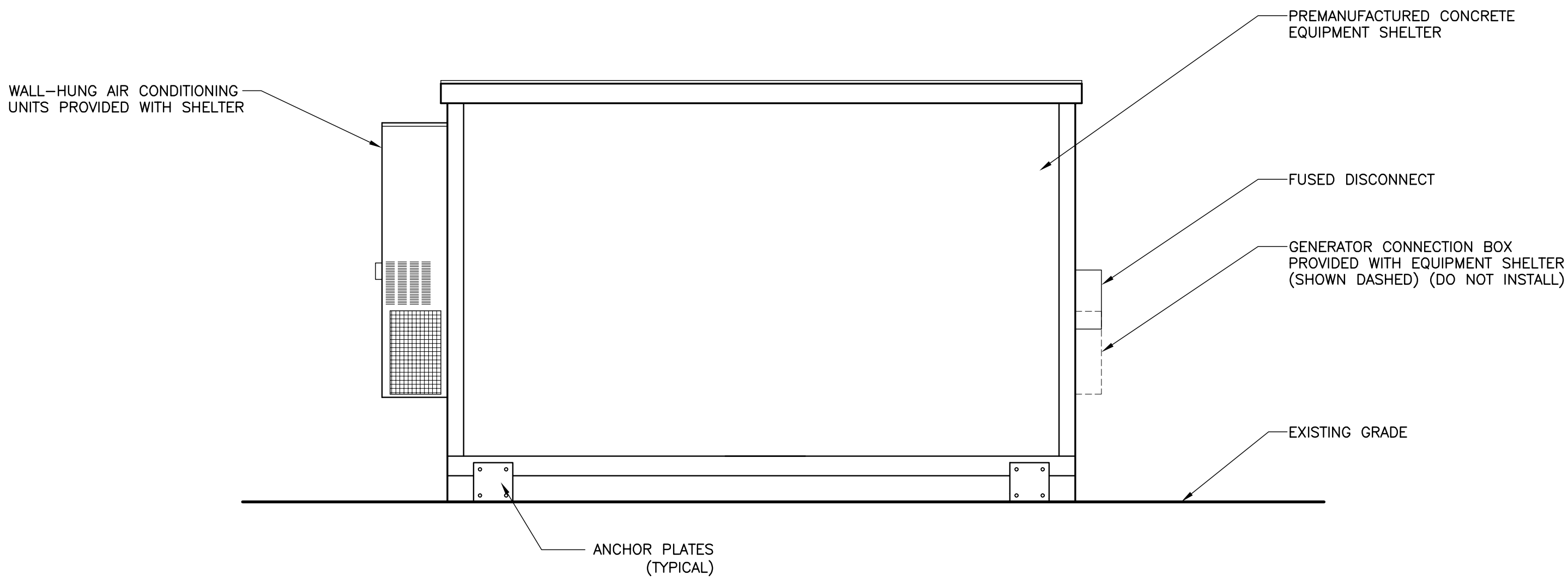
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EXTERIOR ELEVATIONS

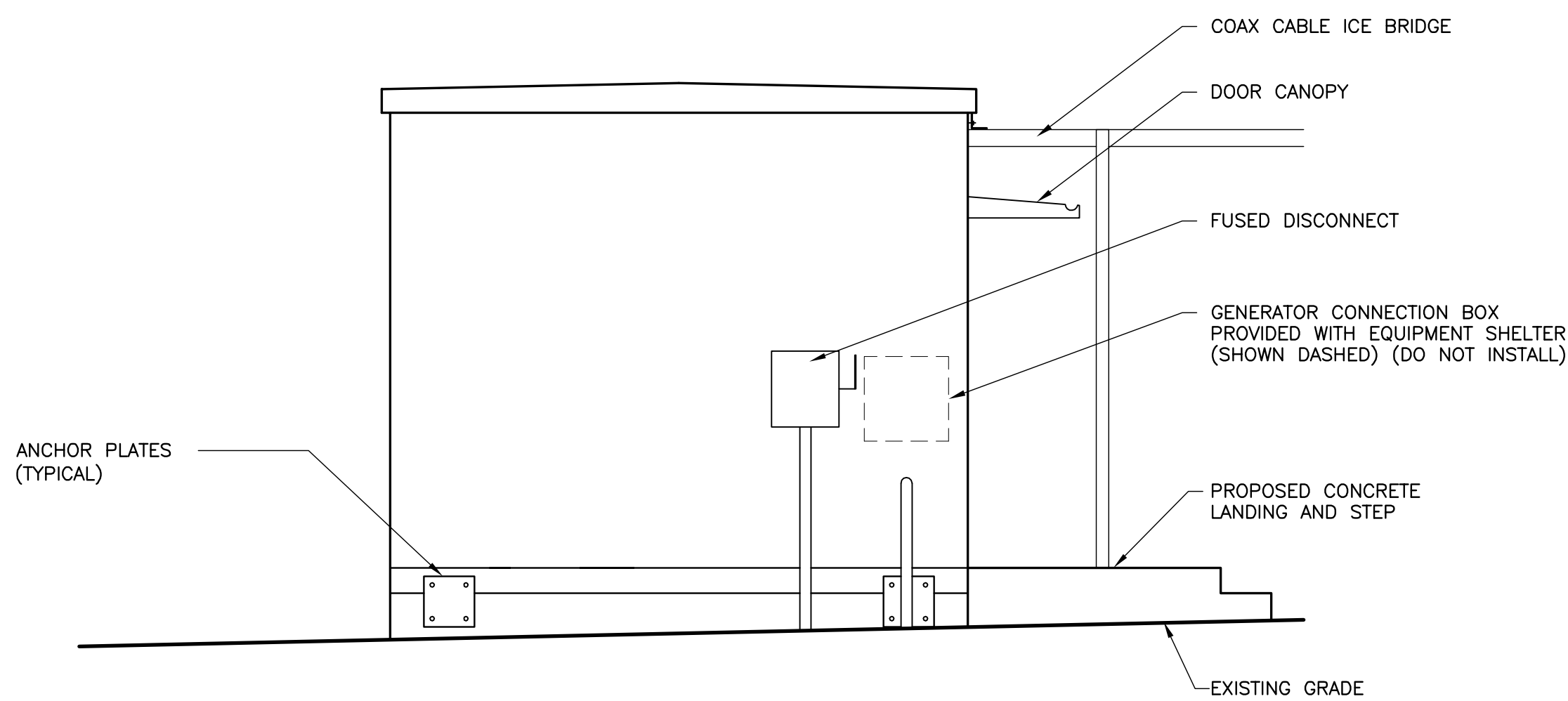
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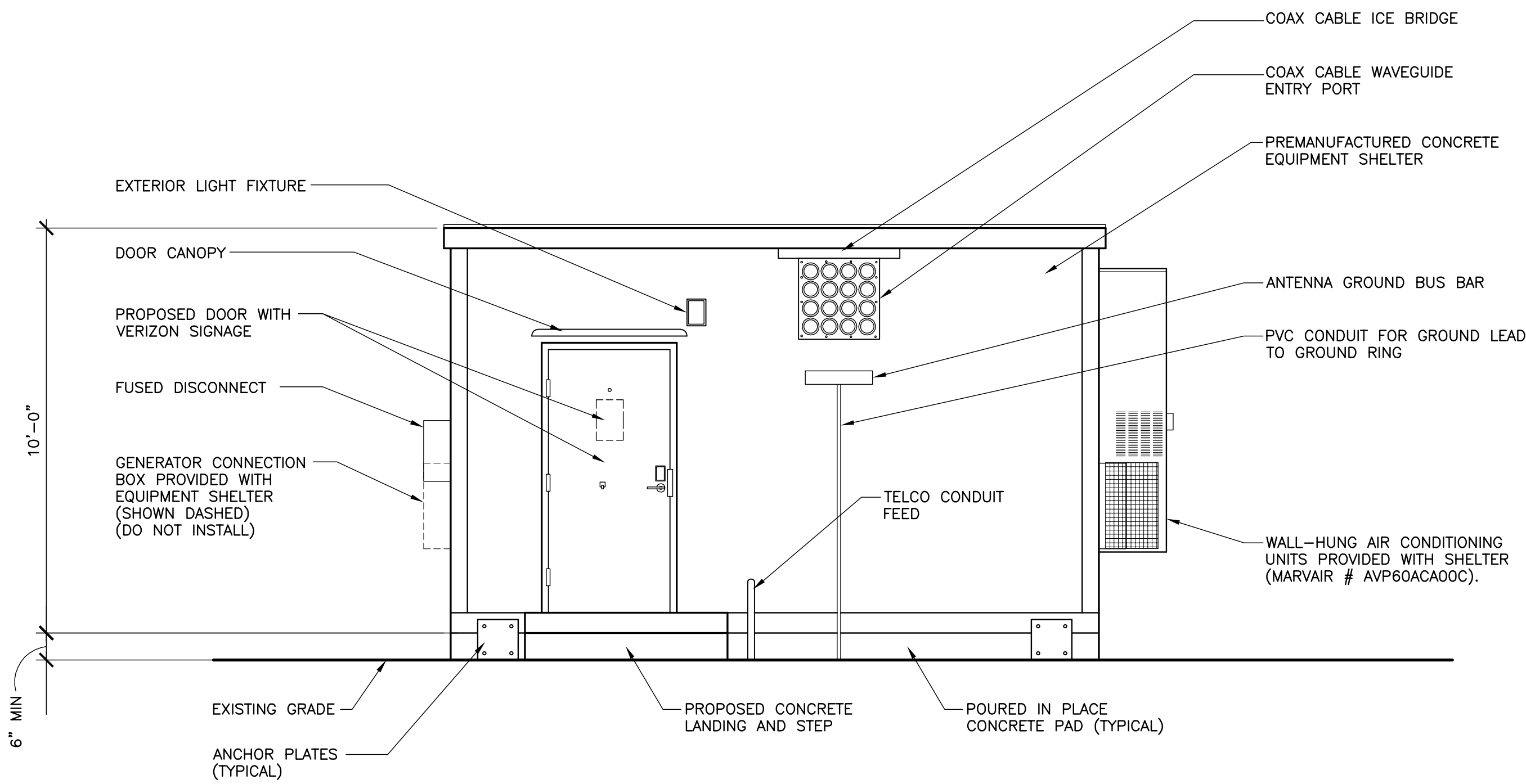
SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"

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RAMONA, CA 92035

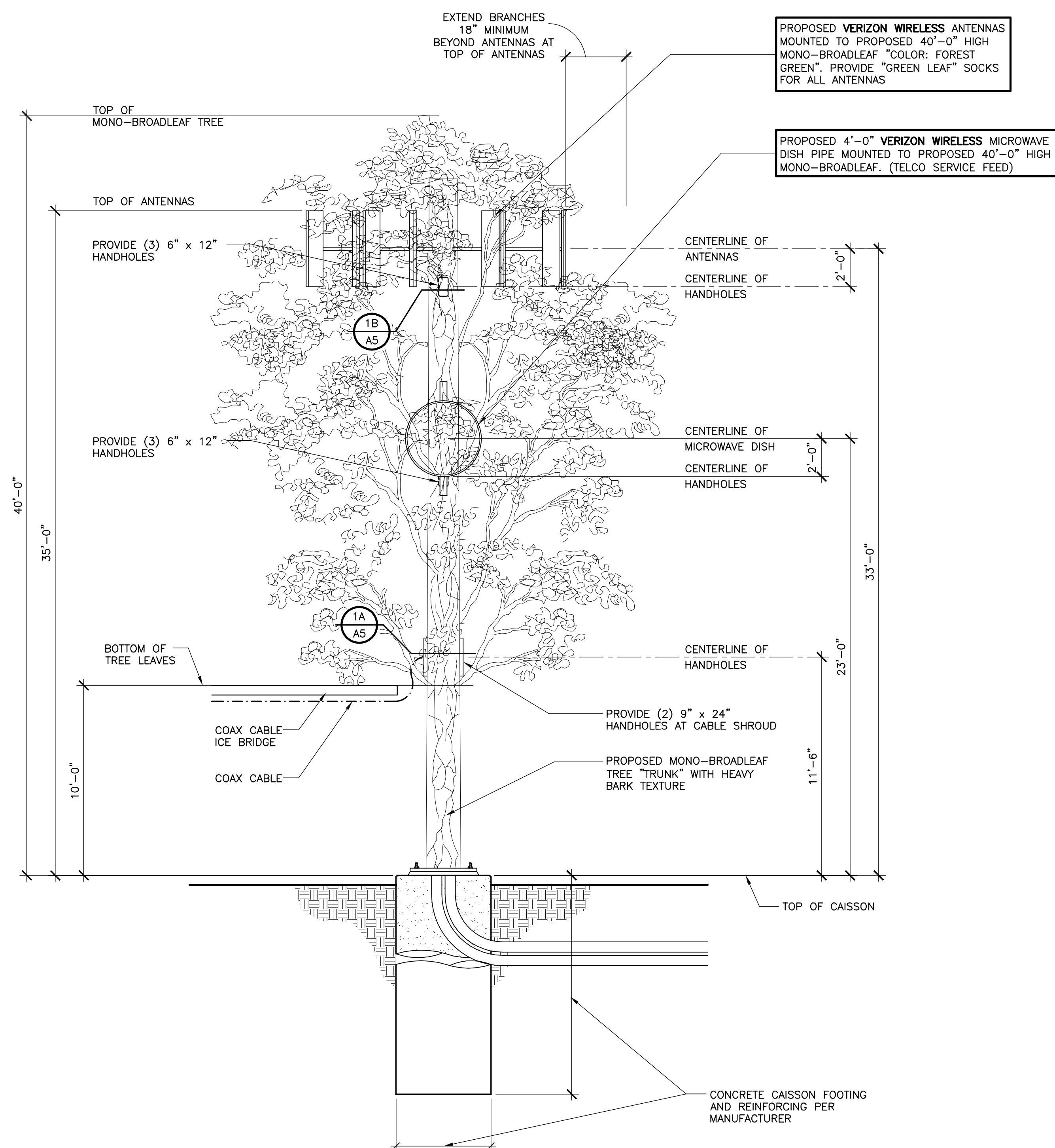
SAN DIEGO COUNTY

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SHEET TITLE

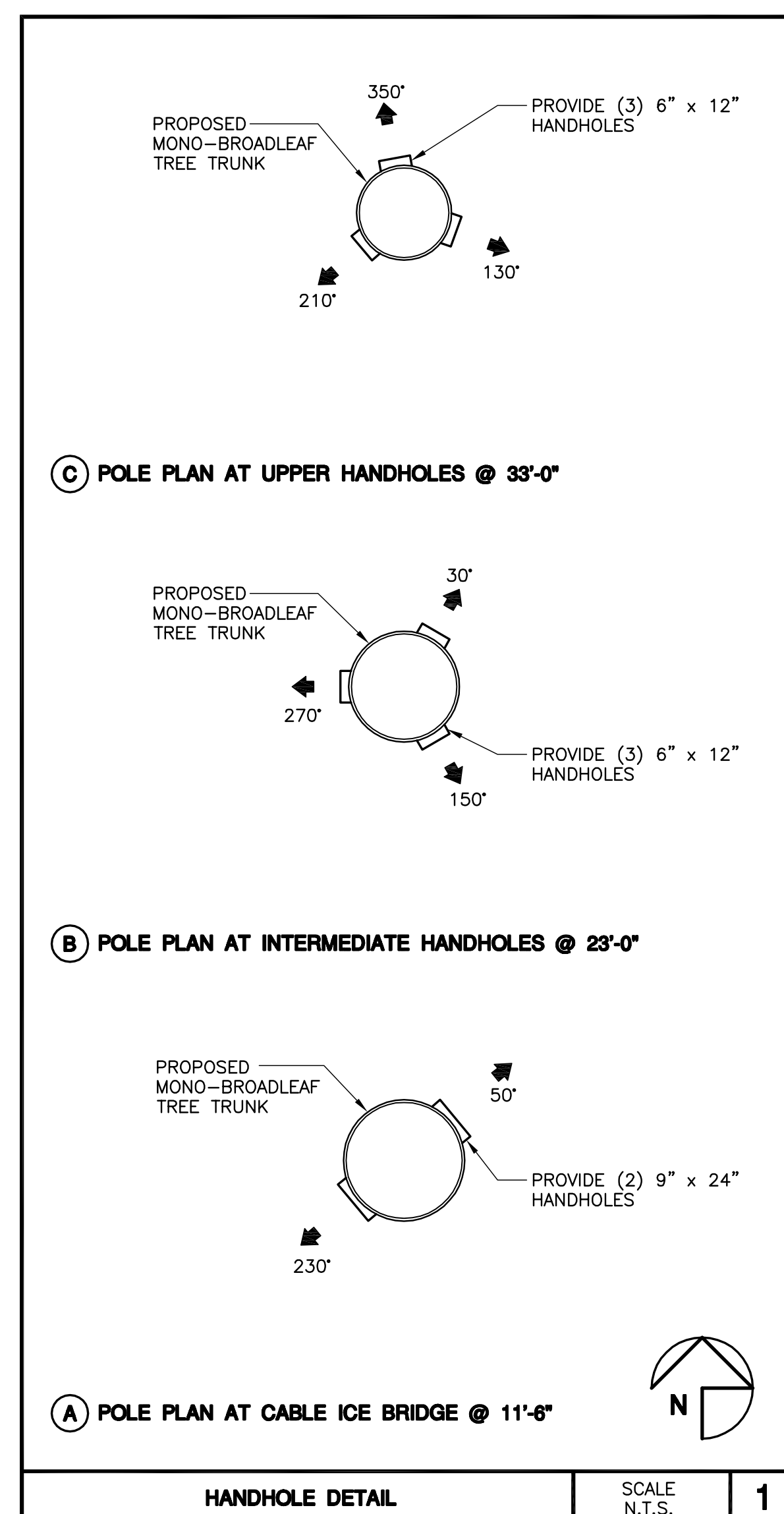
EQUIPMENT SHELTER ELEVATIONS

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MONO-BROADLEAF ELEVATION

SCALE: 1/4" = 1'-0"



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RAMONA, CA 92035

SAN DIEGO COUNTY

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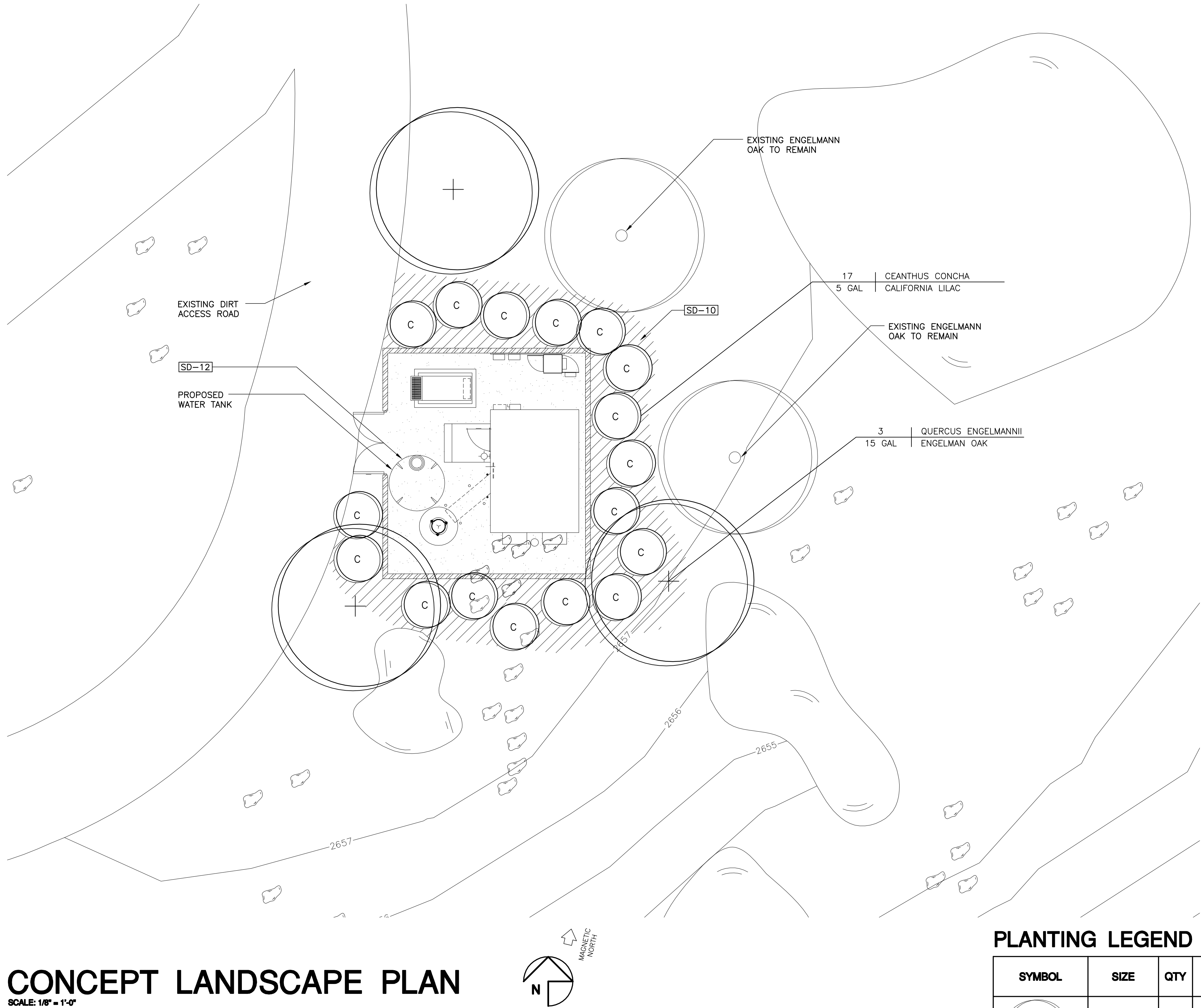
SHEET TITLE

**MONO-BROADLEAF
ELEVATION**

PROJECTS\verizon\07174zd\07174zA5.DWG

A-5

SCALE
N.T.S.



CONCEPT LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

COUNTY OF SAN DIEGO
LANDSCAPE & IRRIGATION NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY LANDSCAPE REGULATIONS AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
2. **MINIMUM TREE SEPERATION DISTANCE**
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) -20 FEET
UNDERGROUND UTILITY LINES -5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES -10 FEET
DRIVEWAY (ENTRIES) -10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
3. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(A)].
4. *IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED*. IRRIGATION DRIP SYSTEM. VERIZON TO PROVIDE 1100 GALLON WATER TANK FOR IRRIGATION
5. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY **VERIZON WIRELESS**. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITOINS OF THE PERMIT. (NO NEW LANDSCAPE IS PROPOSED WITHIN PUBLIC RIGHT OF WAY).
6. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPED REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.
7. **VERIZON WIRELESS** IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 15505 SAND CANYON AVENUE, IRVINE, CA 92718 (949) 222-7000

REVEGETATION REQUIREMENTS

1. GRADED AREAS SHALL BE HYDRO-SEED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF STRUCTURE(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE REAPPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.

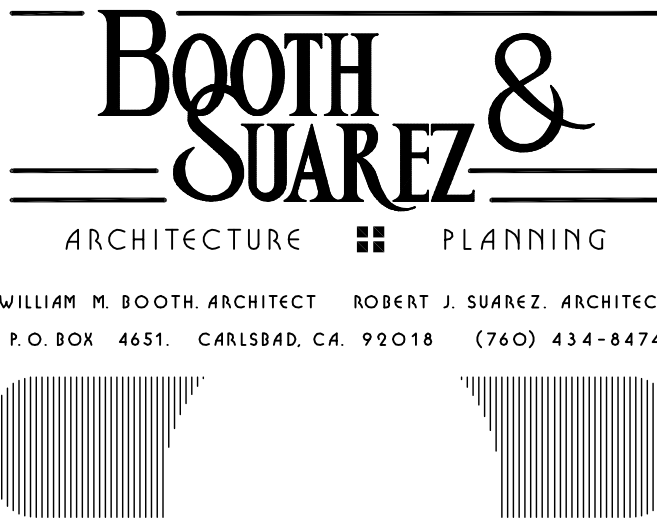
STORM WATER MANAGEMENT PLAN

POST-CONSTRUCTION BMP'S

- SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEM
- SD-10 FLAT PAD AREA COVERAGE. (PERMANENT LANDSCAPING/GROUNDCOVER)

PLANTING LEGEND

SYMBOL	SIZE	QTY	FORM / FUNCTION	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD
	EXISTING	2	EXISTING	QUERCUS ENGELMANNII	ENGELMANN OAK	40'-80' HT VARIES W.
	100% 15 GALLON	3	PYRAMIDAL ORNAMENTAL SHADE TREE (UP RIGHT, GREEN)	QUERCUS ENGELMANNII	ENGELMANN OAK	60'-90' HT 30'-50' W.
	100% 5 GALLON	13	LARGE EVERGREEN SHRUB (SCREENING)	CEANTHUS CONCHA	CALIFORNIA LILAC	5'-10' HT 8'-10' W.
	FLAT	-	GROUNDCOVER	FRAGARIA CHILOLENSIS	WILD STRAWBERRY	-



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RAW LAND-SUTHERLAND DR. RAMONA
RAMONA, CA 92035

SAN DIEGO COUNTY

DRAWING DATES

05/16/08	REVISED ZD (cl)
07/01/08	REVISED ZD (ao)
10/03/08	REVISED ZD (ej)
10/30/08	REVISED ZD (rd)

SHEET TITLE

CONCEPT LANDSCAPE PLAN

PROJECTS\verizon\07173zd\07173zL1.dwg

COORDINATES: 

LATITUDE 33°05'53.97" N
LONGITUDE 116°47'45.52" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING
SURVEY GRADE "ASITECH" G.P.S. RECEIVERS AND ASITECH
SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF SUTHERLAND DRIVE BEING NORTH 73°59'30" EAST
PER PARCEL MAP NO. 12506, RECORDS OF SAN DIEGO COUNTY.

ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 246-061-23

AREA:

15.01 ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 2341"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 2341" AS
SHOWN ON THE "RAMONA" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 2343.5 FEET A.M.S.L. (NAVD88)

TITLE REPORT IDENTIFICATION:

LAND AMERICA COMMONWEALTH LAND TITLE COMPANY
PRELIMINARY TITLE REPORT; FILE NO. 04614943-54, DATED AS
OF DECEMBER 7, 2007.

LEGAL DESCRIPTION:

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 12506, IN THE COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF
THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30,
1982 AS INSTRUMENT NO. 82-400617 OF OFFICIAL RECORDS.

RESERVING THEREFROM AN EASEMENT AND RIGHT OF WAY FOR
ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND
APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS
THAT PORTION THEREOF LYING WITHIN THE AREA DELINEATED
AND DESIGNATED THEREON AS "PROPOSED PRIVATE ROAD
EASEMENT."

ALSO RESERVING THEREFROM THE RIGHT TO CONVEY SAID
EASEMENT TO OTHER AND TO DEDICATE SAME TO PUBLIC USE
WITHOUT ANY FURTHER CONSENT OF AUTHORIZATION OF
GRANTEES HEREIN OR THEIR SUCCESSORS IN INTEREST.

THIS EASEMENT IS RESERVED FOR THE BENEFIT OF THE
GRANTOR'S ADJOINING LAND AND IS HEREBY DECLARED TO BE
FOREVER APPURTENANT THERETO AND SHALL BE USED BY THE
PRESENT AND FUTURE OWNERS OF ALL OR ANY PART OF THE
GRANTOR'S ADJOINING LAND.

PARCEL B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC
UTILITY PURPOSED OVER, UNDER, ALONG, AND ACROSS THAT
PORTION OF SAID PARCEL MAP NO. 12506 LYING WITHIN THE
AREA DELINEATED AND DESIGNATED THEREON AS "PROPOSED
PRIVATE ROAD EASEMENT."

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A
ABOVE.

TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENT TO
OTHERS AND TO DEDICATE SAME TO PUBLIC USE WITHOUT ANY
FURTHER CONSENT OF AUTHORIZATION OF THE GRANTORS
HEREIN OR THEIR SUCCESSORS IN INTEREST.

THIS EASEMENT HEREIN DESCRIBED IS HEREBY DECLARED TO BE
APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE
PRESENT AND FUTURE OWNERS OF ALL OR ANY PORTION OF
PARCEL A ABOVE DESCRIBED.

PARCEL C:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER,
GAS, POWER AND TELEPHONE LINES AND APPURTENANCES
THERETO, OVER, UNDER, ALONG AND ACROSS THE SOUTH 60.00
FEET OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP
12 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN
ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM SAID EASEMENT THAT PORTION LYING
EASTERLY OF THE CENTERLINE OF THAT CERTAIN 50.00 FEET
RIGHT OF WAY CONVEYED TO THE CITY OF SAN DIEGO BY DEED
RECORDED FEBRUARY 17, 1922 IN BOOK 1423, PAGE 342 OF
DEEDS.

THE EASEMENT HEREIN DESCRIBED IS HEREBY DECLARED TO BE
APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE
PRESENT AND FUTURE OWNERS OF ALL OR ANY PORTION OF
SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 29.

PARCEL D:

AN EASEMENT OF ROAD AND UTILITIES OVER, UNDER, ALONG
AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING
WITHIN THE BOUNDARIES OF PARCEL MAP NO. 4972, FILED IN
THE OFFICE OF THE COUNTY RECORDER, AUGUST 5, 1976, SAID
PARCEL MAP BEING A SURVEY OF A PORTION OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
29, TOWNSHIP 12 SOUTH, RANGE 2 EAST, SAN BERNARDINO
BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, THE
CENTERLINE OF SAID 40.00 FOOT STRIP BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEASTERLY CORNER OF PARCEL 2 OF
SAID PARCEL MAP NO. 4972; THENCE ALONG THE SOUTHERLY
BOUNDARY OF PARCEL 2, FOLLOWING ITS VARIOUS COURSES TO
THE SOUTHEASTERLY CORNER OF PARCEL 1 OF SAID PARCEL
MAP 4972; THENCE NORTH 86°29'35" WEST ALONG THE
SOUTHERLY LINE OF SAID PARCEL 1, 99.46 FEET; THENCE
LEAVING SAID SOUTHERLY LINE OF PARCEL 1, NORTH 86°29'35"
WEST, 260.22 FEET; THENCE NORTH 4°34'35" WEST, 167.87
FEET; THENCE NORTH 15°31'05" WEST, 131.65 FEET; THENCE
NORTH 61°03'20" WEST TO A POINT ON THE WEST LINE OF
SAID PARCEL 1, DISTANT, THEREON 310.36 FEET FROM THE
NORTHWEST CORNER OF SAID PARCEL 1; THENCE NORTHERLY
310.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1.

SAID EASEMENT IS HEREBY DECLARED TO BE APPURTENANT TO
AND FOR THE USE AND BENEFIT OF THE PRESENT OWNERS OF
ALL FUTURE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 29, TOWNSHIP 12 SOUTH, RANGE 2 EAST, SAN
BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT
THEREOF.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON PER LAND AMERICA
COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE
REPORT; FILE NO. 04614943-54, DATED AS OF DECEMBER 7,
2007.

③ AN EASEMENT FOR PROPOSED PRIVATE ROAD AND
INCIDENTAL PURPOSES PER PARCEL MAP NO. 12506.

5. AN EASEMENT FOR UNDERGROUND FACILITIES AND INCIDENTAL
PURPOSES; RECORDED ON FEBRUARY 22, 1983 AS INSTRUMENT
NO. 83-55175, OF OFFICIAL RECORDS.
**(SAID EASEMENT IS BLANKET IN NATURE OVER PARCEL
3 OF PARCEL NO. 12506.)**

⑥ AN EASEMENT FOR RIGHT OF WAY FOR ROAD, SEWER,
WATER, GAS, POWER AND TELEPHONE LINES; RECORDED ON
JUNE 5, 1997, AS INSTRUMENT NO. 1997-02643666, OF
OFFICIAL RECORDS.

9. AN EASEMENT FOR PUBLIC UTILITIES; RECORDED ON AUGUST
10, 2005 AS INSTRUMENT NO. 2005-0683398 OF OFFICIAL
RECORDS.
**(NOT PLOTTABLE FROM SAID DOCUMENT, SAID EASEMENT
LIES THREE (3) FEET ON EACH EXTERIOR SIDE OF
EACH AND EVERY UTILITY FACILITY INSTALLED WITHIN
SAID PROPERTY ON OR BEFORE DECEMBER 31, 2007.)**

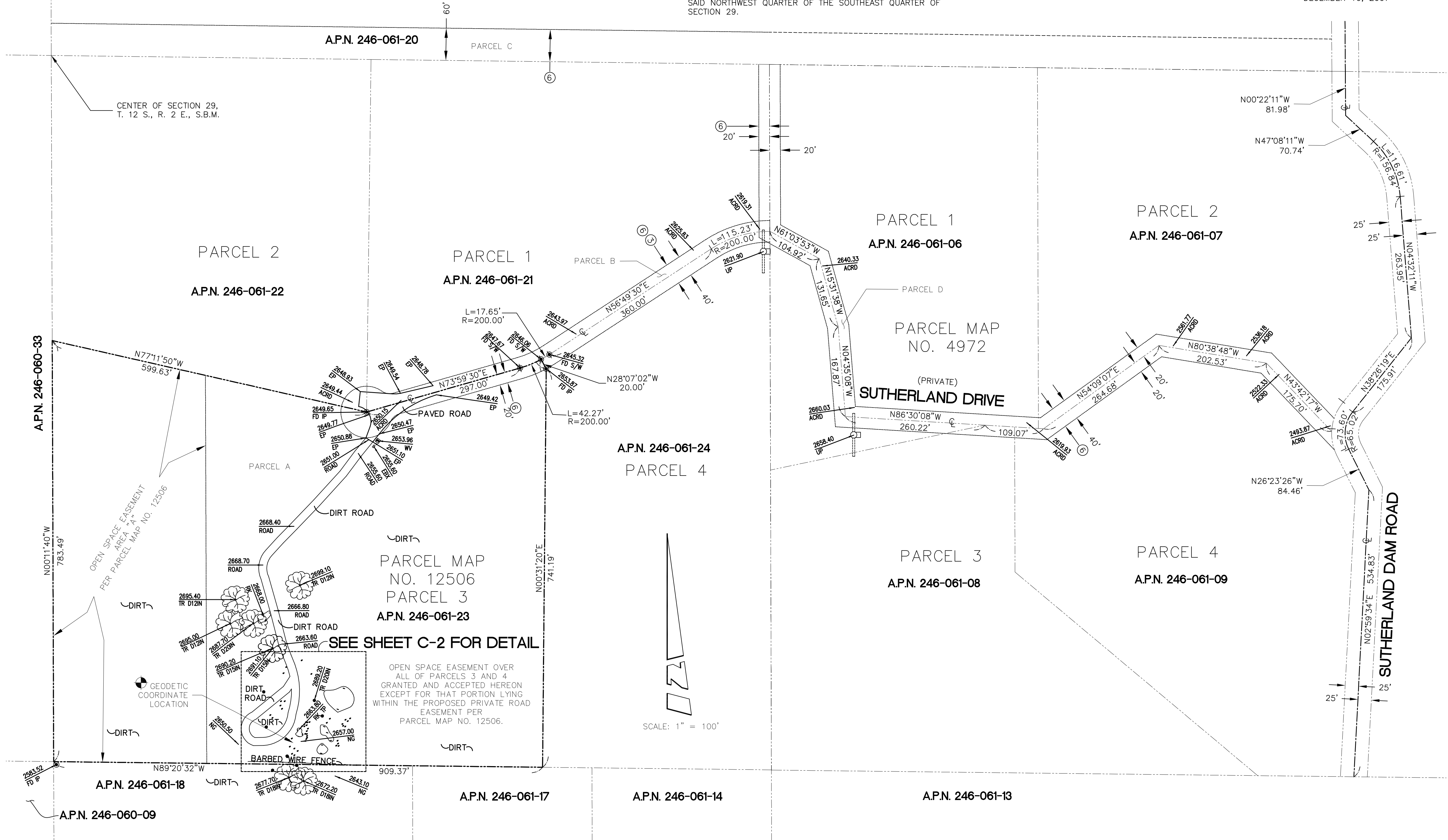
○ DENOTES ITEM PLOTTED HEREON

DATE OF SURVEY:

DECEMBER 10, 2007

LEGEND:

ACRD	ASPAHLT CONCRETE ROAD
APX	APEX
BWF	BARBED WIRE FENCE
D	DIAMETER
EBX	ELECTRICAL BOX
EORX	EDGE OF ROCK
EP	EDGE OF PAVEMENT
FD	FOUND
HSE	HOUSE
IN	INCHES
IP	IRON PIPE
NG	NATURAL GROUND
RK	ROCK
S/W	SPIKE AND WASHER
TR	TREE
WV	WATER VALVE
—○—	BARBED WIRE FENCE
—C—	CENTERLINE
●	FOUND MONUMENT
○	ROCK
■	WATER VALVE



SEE SHEET C-2 FOR SITE DETAILS



PREPARED FOR



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(949) 222-7000

CONSULTANT

BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

JN. 710.014

PROJECT NAME

**RANCHO
SANTA TERESA**

PROJECT NUMBER

N/A

SUTHERLAND DRIVE
RAMONA, CA 92035
SAN DIEGO

DRAWING DATES

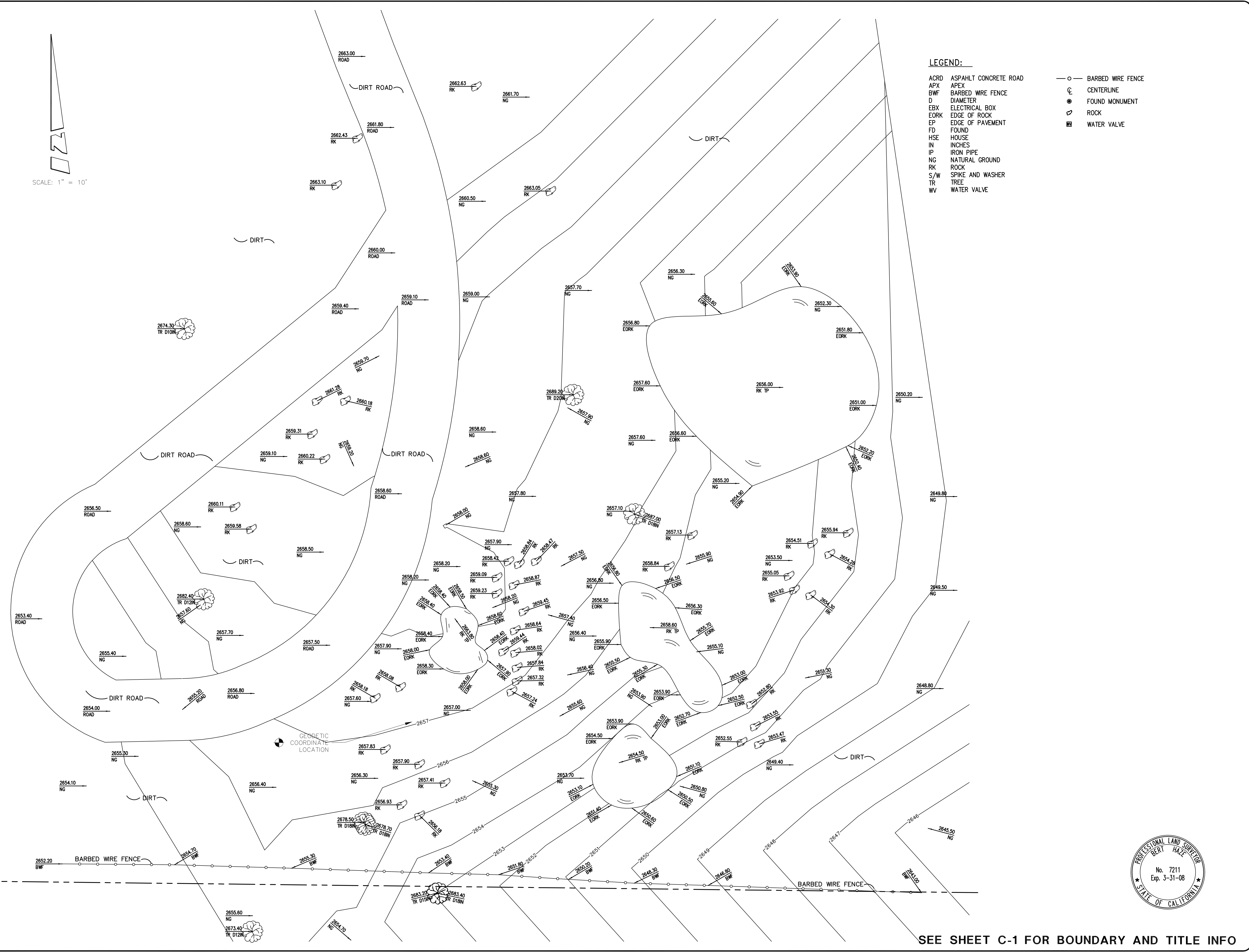
01/25/08 ISSUED FOR REVIEW (YT)

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\verizon\07174zd\07174zC1.DWG

C-1



LEGEND:

- ACRD ASPHALT CONCRETE ROAD
- APX APEX
- BWF BARBED WIRE FENCE
- D DIAMETER
- EBX ELECTRICAL BOX
- EORK EDGE OF ROCK
- EP EDGE OF PAVEMENT
- FD FOUND
- HSE HOUSE
- IN INCHES
- IP IRON PIPE
- NG NATURAL GROUND
- RK ROCK
- S/W SPIKE AND WASHER
- TR TREE
- WV WATER VALVE

- BARBED WIRE FENCE
- ⊕ CENTERLINE
- FOUND MONUMENT
- ⌒ ROCK
- ⊞ WATER VALVE



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO

Booth & Suarez
ARCHITECTURE ■■■ PLANNING
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JN. 710.014
PROJECT NAME
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N/A
SUTHERLAND DRIVE
RAMONA, CA 92035
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SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECTS\verizon\07174zd\07174zC2.DWG

C-2